



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**96 Appleside Close  
Calgary, Alberta**

**MLS # A2237301**



**\$515,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Situated on a prime corner lot with no neighbors across the street and ample parking, this bright and beautifully maintained bi-level home is completely move-in ready. The main level welcomes you with an abundance of natural light, a spacious living room, a well-equipped kitchen with stainless steel appliances and a generous dining area that opens to a raised deck, perfect for BBQs or enjoying warm summer evenings. Two well sized bedrooms and a 4-piece bathroom complete the upper floor. The fully finished basement offers large windows that bring in plenty of light, two additional spacious bedrooms with full 4-piece bathroom, and a flexible layout ideal for a family room, office or guest space. A standout feature of this property is the oversized heated double garage with 220V wiring perfect for a workshop or to store your vehicles and recreational toys. Do not miss this opportunity to own a versatile and inviting home in a great location. Schedule your private showing today